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DRAFT REPORT

HISTORICAL REVIEW OF CHANGES IN THE OPERATING EXPENSES FOR RENT STABILIZED UNITS IN THE CITY OF BERKELEY

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Prepared For:

Berkeley Rent Stabilization Board

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February 3, 1994

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I. Introduction

The 1991 Searle increase has raised a number of questions. Was the Searle increase was too large or too small, did the Annual General Adjustments (AGAs) received by landlords prior to the Searle adjustment exceeded or fall short of the increases in operating expenses since 1979, what was the cummulative effect of the year by year imbalance between increases in operating costs and the Annual General Adjustments, could the whole AGA process have been replaced by indexing operating expenses to the local Consumer Price Index (CPI)?

Prior efforts, conducted seperately by Glen Elder and by Stephen Barton, have attempted to answer these and other questions using the data contained in past AGA study reports. seperately by Glen Elder and by Stephen Barton.

However, those reports showed that the numbers contained in prior AGA studies could not simply be transfered to a new study. In the prior AGA studies a number of operating expenses had been ommited, double counted, or changed due to typographical errors. In addition, the methodology used to estimate operating expenses changed between studies, and some expense estimates had been significantly affected by "drift" (i.e., rounding errors).

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This report standardizes the methodology across all the past AGA reports to calculated operating expenses since 1979. This report also benefits from the fact that certain data (e.g., square footage, water consumption, and electrical consumption) that was not available to the earlier authors of the AGA reports can be used in place of their earlier estimates. In addition, a major part of this report consistes of gathering the source documentation for each expense category. These consist of ordinances, resolutions and rate schedules along with the dates changes in operating expenses went into effect.

The major findings of this Draft Report are:

1. Between 1979 and 1991, the median rent increase by $13.00 more than the increase in operating expenses for the median unit.

2. Between 1979 and 1991, the total increase in rent received by the landlord was $348.00 less than total increased amount spent on operating expenses for the median unit.

3. Operating expenses increased at a rate about 50 percent greater than the rate of inflation.

4. If the Searle adjustment process (with the NOI indexed) was put in place in 1979, the landlords would have received an additional $9,995 per unit in rent between 1979 and 1991.

The following presents a little more detail concerning these findings.

1. From 1979 through to 1991, the median rent increased by 61 percent, the consumer price index (CPI) increased by 99 percent, and operating expenses increase by 150 percent.

   Operating expenses increased at a rate 50 percent greater than the rate of inflation.

   Indexing the operating expenses to the consumer price index would have fallen short of covering the increase in monthly operating expenses by $43.28.

2. From 1979 through to 1991, operating expenses increased by $128.23 and the median rent increased by $141.50. Therefore the AGA increases have exceeded the increases in operating expenses by $13.27.

   However, for most of the earlier years, the increases in operating expenses exceeded the increase in the median rent. When looked at on a year by year basis, the total amount spent on increased operating expenses exceeded the revenues from the increased median rent by $348.24 over the 13 year period, an average of $2.23 per month.

3. The methodologies used for three categories of operating expenses; Property Tax, Electricity, and Natural Gas, had technical errors and resulted in an overestimation of the increase in operating expenses.

   In addition, varying estimates of the 1980 median rent; $230, $233, $250, and $300, also resulted in an overestimation the increase in operating expenses.

4. Operating expenses for three categories; Insurance, Management, and Water Service, are likely to have been underestimated.

5. The Net Operating Income (NOI) was about 58 percent of the rent in 1980. This fell to about 43 percent in 1991. After the Searle increase, in 1993 the NOI rose to abouut 56 percent of income.

6. If the Searle adjustment procedure, which includes an adjustment for Net Operating Income (NOI) had been in place in 1980, total revenues received by a landlord of a median priced rental unit would have been $9,995.64 greater during the 1979 through 1991 time period.

II. Increase in Operating Expenses

Table II.1 Percentage Increase, 1979 - 1991

Percentage Increase in Median Rent, Operating Cost and CPI, 1979 - 1991

Year	Median Rent	Operating Cost	CPI
1979	$233.70	$85.42	69.1
1980	$233.70	$98.54	80.7
1981	$245.38	$109.23	89.1
1982	$267.47	$119.16	99.1
1983	$280.17	$130.16	98.6
1984	$280.17	$134.73	103.7
1985	$285.77	$146.49	108.4
1986	$296.84	$150.32	111.9
1987	$307.23	$173.05	115.0
1988	$332.23	$182.70	120.1
1989	$342.20	$194.08	126.2
1990	$358.20	$202.01	131.6
1991	$375.20	$213.65	137.6
Percentage Increase 1979 - 1991	60.55%	150.12%	99.13%

Source: Bureau of Labor Statistics, Glen Elder

III. Comparing Increases in Operating Expenses to Annual General Adjustments (AGAs)

From 1979 through to 1991, the median rent increased by 61 percent, the consumer price index (CPI) increased by 99 percent, and operating expenses increase by 141 percent.

Operating expenses increased at a rate 50 percent greater than the rate of inflation.

Indexing the operating expenses to the consumer price index would have fallen short of covering the increase in monthly operating expenses by $43.55.

From 1979 through to 1991, operating expenses increased by $128.23 and the median rent increased by $141.50. Therefore the AGA increases have exceeded the increases in operating expenses by $13.27.

However, for most of the earlier years, the increases in operating expenses exceeded the increase in the median rent. When looked at on a year by year basis, the total amount spent on increased operating expenses fell short of the revenues from the median rent by $348.24 over the 13 year period, an average of $2.23 per month.

IV. Methodologies

The methodologies used for three categories of operating expenses; Property Tax, Electricity, and Natural Gas, had technical errors and resulted in an overestimation of the increase in operating expenses.

1. Natural Gas

The reports have assumed that about 85 percent of the gas cost is charged at the baseline rate, the 15 percent at rates above baseline. However, because all the natural gas for the common area would pass through one meter, only about 50 percent of the gas cost is charged at the baseline rate. Therefore, the change in the over-baseline rate becomes much more important than the baseline rate. Because the baseline rate has increased more rapidly then the over-baseline rate, this has tended to overstate the increase in natural gas costs.

2. Electricity

Same problem as Natural Gas concerning the amount of electricity consumed at the baseline rate.

3. Property Tax

Property Tax has overlooked that the bonded indebtedness has fallen since 1980. The actual property tax rate had fallen between 1979 and 1993 by about ten percent.

Operating expenses for three categories; Insurance, Management, and Water Service, are likely to have been underestimated.

1. Insurance costs are usually based on a cost per dollar of coverage. Housing prices / construction costs have increased at a much higher rate in California than nationwide, plus stricter building codes haved increased the cost of replacing a rental unit. These factors are not taken into account in the current methodology.

2. Maintenance costs do not address California's recent increase in Workman's Compensation Coverage.

3. Water Service ignores the elevation charge.

V. Recalculation of the Annual General Adjustments Under the Searle Guidelines

If the Searle adjustment procedure, which includes an adjustment for Net Operating Income (NOI) had been in place in 1980, total revenues received by a landlord of a median priced rental unit would have been $9,995.64 greater during the 1979 through 1991 time period.

Table V.1 Estimate of Past Median Rents Under Searle

Comparison of the Median Rent to What the Median Rent Would Have Been Under the Searle Adjustment Process

Year	AGA Median Rent	Searle Median Rent	Yearly Deficit
1979	$233.70	$233.70	$0.00
1980	$233.70	$266.58	$394.56
1981	$245.38	$287.25	$502.44
1982	$267.47	$311.96	$533.88
1983	$280.17	$327.57	$568.80
1984	$280.17	$341.02	$730.20
1985	$285.77	$359.39	$883.44
1986	$296.84	$366.49	$835.80
1987	$307.23	$393.23	$1,032.00
1988	$332.23	$413.22	$971.88
1989	$342.20	$437.88	$1,148.16
1990	$358.20	$454.96	$1,161.12
1991	$375.20	$477.98	$1,233.36
Sum of Yearly Difference, 1979 - 1991			$9,995.64

Source: Glen Elder

VI. Summaries and Histories of Operating Expenses

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	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991
Building Inspection	$.25	$.35	$.35	$.35	$.35	$.35	$.35	$.35	$.35	$.35	$.03	$.03	$.03
Water Service	$2.75	$3.12	$3.12	$3.12	$3.12	$3.74	$3.85	$4.06	$4.31	$4.59	$5.84	$5.17	$5.50
Wastewater Treatment	$1.60	$1.83	$1.97	$2.01	$2.16	$2.16	$2.49	$2.73	$2.73	$3.31	$3.23	$3.33	$3.57
Sewer Service	$1.17	$1.17	$3.00	$3.00	$3.89	$4.35	$3.82	$4.78	$12.04	$12.86	$12.86	$13.16	$13.81
City Business License	$1.47	$1.47	$1.55	$1.69	$1.77	$2.12	$2.42	$2.77	$3.32	$3.59	$3.70	$3.87	$4.06
Measure Y	$.85	$.86											
Library Relief			$1.92	$2.05	$2.19	$2.31	$2.44	$2.55	$2.62	$2.72	$6.00	$6.34	$6.34
Refuse Collection	$4.22	$4.22	$5.08	$5.08	$7.63	$7.63	$9.35	$9.35	$12.55	$11.64	$11.64	$12.22	$13.20
Property Taxes	$20.52	$20.93	$21.35	$21.17	$21.36	$21.84	$22.10	$22.19	$22.27	$22.45	$22.70	$22.96	$23.10
Insurance	$10.84	$11.54	$13.40	$14.74	$17.15	$17.87	$18.88	$19.92	$20.70	$21.59	$22.24	$22.65	$23.20
Management	$18.16	$21.21	$23.41	$26.04	$25.91	$27.25	$28.49	$29.41	$30.22	$31.56	$33.16	$34.58	$36.16
Maintenance	$16.44	$19.20	$21.20	$23.57	$23.46	$24.67	$25.79	$26.62	$27.36	$28.57	$30.02	$31.31	$32.73
Utility Tax						$.39	$.83	$.77	$.78	$1.03	$1.11	$1.18	$1.46
Street Lighting					$1.14	$.96	$.58	$.80	$1.23	$.97	$1.00	$1.00	$1.00
Landscaping and Parks					$2.73	$2.92	$3.32	$3.51	$4.38	$5.45	$5.18	$5.51	$5.51
Rent Board Registration		$1.00	$1.00	$2.50	$2.50	$2.50	$5.00	$5.00	$6.67	$6.67	$8.33	$8.33	$11.33
School Measure H									$5.83	$5.83	$6.13	$6.42	$6.65
Fire Inspection				$.52	$.52	$.52	$.52	$.64	$.64	$.64	$.69	$.69	$.90
Mosquito Abatement					$.12	$.09	$.07	$.01	$.01	$.02	$.02	$.02	$.01
Vector Control							$.26	$.22	$.22	$.27	$.28	$.30	$.32
Paramedical Care							$.75	$.75	$.74	$.78	$.78	$2.83	$2.83
Wet Weather Facilities										$2.00	$2.00	$2.00	$2.48
Clean Storm Water													
Lead Abatement													
Special Fire Assessment													
Regional Trails													
Gas - I.M.	$4.09	$6.29	$6.44	$6.64	$8.41	$6.51	$6.69	$5.95	$6.03	$6.72	$7.18	$7.61	$7.87
Electricity - IM	$3.06	$5.34	$5.45	$6.68	$5.75	$6.56	$8.49	$7.96	$8.07	$9.09	$9.97	$10.50	$11.59
TOTAL OPERATING COST - I.M.	$85.42	$98.54	$109.23	$119.16	$130.16	$134.73	$146.49	$150.32	$173.05	$182.70	$194.08	$202.01	$213.65
Operating Increase		$13.12	$10.70	$9.92	$11.00	$4.57	$11.76	$3.84	$22.73	$9.65	$11.39	$7.93	$11.64
Percent Operating Increase		15.36%	10.86%	9.09%	9.23%	3.51%	8.72%	2.62%	15.12%	5.57%	6.23%	4.08%	5.76%
As a Percent of Rent		5.61%	4.58%	4.04%	4.11%	1.63%	4.20%	1.34%	7.66%	3.14%	3.43%	2.32%	3.25%
Rent Increase			$11.68	$22.09	$12.70	$.00	$5.60	$11.07	$10.39	$25.00	$9.97	$16.00	$17.00
Percent Rent Increase			5.00%	9.00%	4.75%	.00%	2.00%	3.87%	3.50%	8.14%	3.00%	4.68%	4.75%
Operating Cost Increase		$13.12	($.98)	($12.17)	($1.70)	$4.57	$6.16	($7.23)	$12.34	($15.35)	$1.42	($8.07)	($5.36)
Exceeds Rent Increase			$12.14	($.03)	($1.73)	$2.84	$9.00	$1.77	$14.11	($1.24)	$.18	($7.89)	($13.25)
Yearly Difference - O.C. and Rent		$157.44	$145.68	($.36)	($20.76)	$34.08	$108.00	$21.24	$169.32	($14.88)	$2.16	($94.68)	($159.00)
Median Rent	$233.70	$233.70	$245.38	$267.47	$280.17	$280.17	$285.77	$296.84	$307.23	$332.23	$342.20	$358.20	$375.20
Expenses as a Percent of Rent	36.55%	42.16%	44.52%	44.55%	46.46%	48.09%	51.26%	50.64%	56.33%	54.99%	56.72%	56.40%	56.94%

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	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993
Building Inspection	$.35	$.35	$.35	$.35	$.35	$.35	$.35	$.35	$.03	$.03	$.03	$.03	$.03
Water Service	$3.12	$3.12	$3.12	$3.74	$3.85	$4.06	$4.31	$4.59	$5.84	$5.17	$5.50	$6.91	$7.26
Wastewater Treatment	$1.97	$2.01	$2.16	$2.16	$2.49	$2.73	$2.73	$3.31	$3.23	$3.33	$3.57	$3.85	$4.08
Sewer Service	$3.00	$3.00	$3.89	$4.35	$3.82	$4.78	$12.04	$12.86	$12.86	$13.16	$13.81	$13.81	$15.19
City Business License	$1.55	$1.69	$1.77	$2.12	$2.42	$2.77	$3.32	$3.59	$3.70	$3.87	$4.06	$5.44	$5.65
Measure Y													
Library Relief	$1.92	$2.05	$2.19	$2.31	$2.44	$2.55	$2.62	$2.72	$6.00	$6.34	$6.34	$6.78	$6.78
Refuse Collection	$5.08	$5.08	$7.63	$7.63	$9.35	$9.35	$12.55	$11.64	$11.64	$12.22	$13.20	$13.20	$14.02
Property Taxes	$21.35	$21.17	$21.36	$21.84	$22.10	$22.19	$22.27	$22.45	$22.70	$22.96	$23.10	$23.53	$24.60
Insurance	$13.40	$14.74	$17.15	$17.87	$18.88	$19.92	$20.70	$21.59	$22.24	$22.65	$23.20	$23.78	$24.55
Management	$23.41	$26.04	$25.91	$27.25	$28.49	$29.41	$30.22	$31.56	$33.16	$34.58	$36.16	$37.29	$38.39
Maintenance	$21.20	$23.57	$23.46	$24.67	$25.79	$26.62	$27.36	$28.57	$30.02	$31.31	$32.73	$33.76	$34.76
Utility Tax			$.00	$.39	$.83	$.77	$.78	$1.03	$1.11	$1.18	$1.46	$1.48	$1.48
Street Lighting			$1.14	$.96	$.58	$.80	$1.23	$.97	$1.00	$1.00	$1.00	$1.00	$.90
Landscaping and Parks			$2.73	$2.92	$3.32	$3.51	$4.38	$5.45	$5.18	$5.51	$5.51	$5.78	$6.03
Rent Board Registration	$1.00	$2.50	$2.50	$2.50	$5.00	$5.00	$6.67	$6.67	$8.33	$8.33	$11.33	$10.42	$10.42
School Measure H							$5.83	$5.83	$6.13	$6.42	$6.65	$6.98	$7.17
Fire Inspection		$.52	$.52	$.52	$.52	$.64	$.64	$.64	$.69	$.69	$.90	$.90	$.90
Mosquito Abatement			$.12	$.09	$.07	$.01	$.01	$.02	$.02	$.02	$.01	$.03	$.12
Vector Control					$.26	$.22	$.22	$.27	$.28	$.30	$.32	$.33	$.33
Paramedical Care					$.75	$.75	$.74	$.78	$.78	$2.83	$2.83	$3.00	$4.15
Wet Weather Facilities								$2.00	$2.00	$2.00	$2.48	$2.48	$2.48
Clean Storm Water												$1.54	$1.54
Lead Abatement													$.83
Special Fire Assessment													$.17
Regional Trails													
Gas - I.M.	$6.44	$6.64	$8.41	$6.51	$6.69	$5.95	$6.03	$6.72	$7.18	$7.61	$7.87	$8.14	$7.68
Electricity - IM	$5.45	$6.68	$5.75	$6.56	$8.49	$7.96	$8.07	$9.09	$9.97	$10.50	$11.59	$11.60	$12.05
TOTAL OPERATING COST - I.M.	$109.23	$119.16	$130.16	$134.73	$146.49	$150.32	$173.05	$182.70	$194.08	$202.01	$213.65	$222.05	$231.57
Operating Increase	$7.97	$9.92	$11.00	$4.57	$11.76	$3.84	$22.73	$9.65	$11.39	$7.93	$11.64	$8.41	$9.51
Percent Operating Increase	7.870%	9.09%	9.23%	3.51%	8.72%	2.62%	15.12%	5.57%	6.23%	4.08%	5.76%	3.93%	4.28%
As a Percent of Rent	.0341	4.04%	4.11%	1.63%	4.20%	1.34%	7.66%	3.14%	3.43%	2.32%	3.25%	2.24%	1.89%
Rent Increase			$12.70	$.00	$5.60	$11.07	$10.39	$25.00	$9.97	$16.00	$17.00	$127.70	$20.00
Percent Rent Increase			4.75%	.00%	2.00%	3.87%	3.50%	8.14%	3.00%	4.68%	4.75%	34.04%	3.98%
Operating Cost Increase		$9.92	($1.70)	$4.57	$6.16	($7.23)	$12.34	($15.35)	$1.42	($8.07)	($5.36)	($119.29)	($10.49)
Exceeds Rent Increase			$8.22	$12.79	$18.95	$11.72	$24.06	$8.71	$10.13	$2.06	($3.30)	($122.59)	($133.08)
Yearly Difference - O.C. and Rent		$119.04	$98.64	$153.48	$227.40	$140.64	$288.72	$104.52	$121.56	$24.72	($39.60)	($1,471.08)	($1,596.96)
Median Rent	$245.38	$267.47	$280.17	$280.17	$285.77	$296.84	$307.23	$332.23	$342.20	$358.20	$375.20	$502.90	$522.90
Expenses as a Percent of Rent	44.52%	44.55%	46.46%	48.09%	51.26%	50.64%	56.33%	54.99%	56.72%	56.40%	56.94%	44.15%	44.28%

MEDIAN RENT FOR REGISTERED RENTAL UNITS, CITY OF BERKELEY

Assumptions:

Six Rental Units Per Building
Median Rent in 1989 was $342.20 Per Rental Unit
Rents are Raised Each Year by the Full Amount Allowed Under the Annual General Adjustment (AGA)
Median Rent is Not Rounded

Monthly Median Rent:

July 1,	Per Building	Per Rental Unit
1978		
1979	$1,402.20	$233.70
1980	$1,402.20	$233.70
1981	$1,472.28	$245.38
1982	$1,604.82	$267.47
1983	$1,681.02	$280.17
1984	$1,681.02	$280.17
1985	$1,714.62	$285.77
1986	$1,781.04	$296.84
1987	$1,843.38	$307.23
1988	$1,993.38	$332.23
1989	$2,053.20	$342.20
1990	$2,149.20	$358.20
1991	$2,251.20	$375.20
1992	$3,017.40	$502.90
1993	$3,137.40	$522.90

CONSUMER PRICE INDEX

June	San Francisco-Oakland-San Jose, CA All Items	San Francisco-Oakland-San Jose, CA All Items Less Shelter	National Household Insurance
1978	64.8	66.4	68.2 *
1979	69.1	73.2	72.6 *
1980	80.7	83.3	84.3 *
1981	89.1	89.7	92.8 *
1982	99.1	97.3	102.9 *
1983	98.6	99.7	102.4
1984	103.7	104.1	106.7
1985	108.4	107.6	112.7
1986	111.9	109.2	118.9
1987	115.0	111.1	123.6
1988	120.1	116.6	128.9
1989	126.2	122.8	132.8
1990	131.6	127.5	135.2
1991	137.6	133.3	138.5
1992	141.9	138.2	142.0
1993	146.1	142.1	146.6

* Estimates calculated for this report. All other numbers were obtained from the "CPI Detailed Report," Bureau of Labor Statistics, U.S. Department of Labor.

ANNUAL GENERAL ADJUSTMENT

BERKELEY RENT STABILIZATION BOARD

Individually-Metered Buildings Only

Year of Adjustment	Annual General Adjustment
1979	
1980	0.00%
1981	5.00%
1982	9.00%
1983	4.75%
1984	0.00%
1985	2.00%
1986	3.00% + $2.50 per Month
1987	3.50%
1988	0.00% + $25.00 per Month
1989	3.00%
1990	0.00% + $16.00 per Month
1991	Greater of 4.00% or $17.00 per Month
Searle Increase	45.00% of 1980 Rent
1992	0.00% + $26.00 per Month
1993	0.00% + $20.00 per Month
1994	0.00% + $18.00 per Month

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PROPERTY VALUE

Assumptions:

Six Rental Units Per Building
1979 Property Value of $20,733.74 per Rental Unit
Property Value Increases at 2.00% a year

Year	Rental Unit Property Value
1978	$20,327.20
1979	$20,733.74
1980	$21,148.41
1981	$21,571.38
1982	$22,002.81
1983	$22,442.87
1984	$22,891.73
1985	$23,349.56
1986	$23,816.55
1987	$24,292.88
1988	$24,778.74
1989	$25,274.31
1990	$25,779.80
1991	$26,295.40
1992	$26,821.31
1993	$27,357.74

WATER SERVICE CHARGE

EAST BAY MUNICIPAL UTILITY DISTRICT

Assumptions:

Six Rental Units Per Building
Water Meter Size - One Inch
Water Consumption per Rental Unit:
1978-1988 - 4.78 Water Units per Rental Unit per Month
1989-1993 - 4.35 Water Units per Rental Unit per Month
Located in Elevation Band 1

Monthly Cost:

July 1,	Per Building	Per Rental Unit
1978	$16.52	$2.75
1979	$18.74	$3.12
1980	$18.74	$3.12
1981	$18.74	$3.12
1982	$18.74	$3.12
1983	$22.41	$3.74
1984	$23.11	$3.85
1985	$24.36	$4.06
1986	$25.85	$4.31
1987	$27.53	$4.59
1988	$35.03	$5.84
1989	$31.04	$5.17
1990	$33.00	$5.50
1991	$41.45	$6.91
1992	$43.56	$7.26
1993	$41.10	$6.85

History of EBMUD Water Service Charge

One Water Unit is 100 cubic feet, or 748 gallons.

1978 Effective February 15, 1978

Monthly Service Charge, One-inch Water Meter $4.40

Charge for Units of Water Delivered to a Meter

First 5 Units	$0.340 Per Water Unit
Next 35 Units	$0.440 Per Water Unit
Next 396,000 Units	$0.410 Per Water Unit
Over 400,000 Units	$0.370 Per Water Unit

No Elevation Charge

1979 Effective June 1, 1979

Monthly Service Charge, One-inch Water Meter $5.00

Charge for Units of Water Delivered to a Meter

First 5 Units	$0.380 Per Water Unit
Next 49,500 Units	$0.500 Per Water Unit
Over 50,000 Units	$0.430 Per Water Unit

No Elevation Charge

1980 No Change in Water Rates

1981 No Change in Water Rates

1982 No Change in Water Rates

1983 Effective July 1, 1983

Monthly Service Charge, One-inch Water Meter $5.95

Charge for Units of Water Delivered to a Meter

First 5 Units	$0.475 Per Water Unit
Next 49,500 Units	$0.595 Per Water Unit
Over 50,000 Units	$0.525 Per Water Unit

Elevation Charge First Introduced

- Band 1 - $0.00 per Water Unit
- Band 2 - $0.15 per Water Unit
- Band 3 - $0.30 per Water Unit

1984 Effective August 1, 1984

Monthly Service Charge, One-inch Water Meter $6.15

Charge for Units of Water Delivered to a Meter

First 5 Units	$0.489 Per Water Unit
Next 49,500 Units	$0.613 Per Water Unit
Over 50,000 Units	$0.541 Per Water Unit

Elevation Charge

- Band 1 - $0.00 per Water Unit
- Band 2 - $0.15 per Water Unit
- Band 3 - $0.30 per Water Unit

History of EBMUD Water Service Charge
(Cont.)

1985 Effective August 1, 1985
Monthly Service Charge, One-inch Water Meter $6.15
Charge for Units of Water Delivered to a Meter
Flat Rate $0.635 Per Water Unit
Elevation Charge
Band 1 - $0.00 per Water Unit
Band 2 - $0.15 per Water Unit
Band 3 - $0.30 per Water Unit

1986 Effective July 1, 1986
Monthly Service Charge, One-inch Water Meter $6.75
Charge for Units of Water Delivered to a Meter
Flat Rate $0.666 Per Water Unit
Elevation Charge
Band 1 - $0.000 per Water Unit
Band 2 - $0.125 per Water Unit
Band 3 - $0.275 per Water Unit

1987 Effective July 1, 1987
Monthly Service Charge, One-inch Water Meter $7.20
Charge for Units of Water Delivered to a Meter
Flat Rate $0.709 Per Water Unit
Elevation Charge
Band 1 - $0.000 per Water Unit
Band 2 - $0.133 per Water Unit
Band 3 - $0.293 per Water Unit

1988 Effective June 1, 1988
Monthly Service Charge, One-inch Water Meter $7.20
Charge for Units of Water Delivered, Multifamily Residence
Drought Rates
Base amount for multifamily dwellings is 88% of 1986 use.
Up to Base Amount $0.88 Per Water Unit
First 10% over base $1.50 Per Water Unit
Next 10% of base $2.00 Per Water Unit
Next 10% of base $3.00 Per Water Unit
Next 10% of base $4.00 Per Water Unit
Use over 140% of base $6.00 Per Water Unit
Elevation Charge
Band 1 - $0.000 per Water Unit
Band 2 - $0.133 per Water Unit
Band 3 - $0.293 per Water Unit

History of EBMUD Water Service Charge
(Cont.)

1989 Effective December 1, 1989
Monthly Service Charge, One-inch Water Meter $8.10
Charge for Units of Water Delivered to a Meter
Flat Rate $0.80 Per Water Unit
Elevation Charge
Band 1 - $0.000 per Water Unit
Band 2 - $0.133 per Water Unit
Band 3 - $0.293 per Water Unit

1990 Effective July 1, 1990
Monthly Service Charge, One-inch Water Meter $9.25
Charge for Units of Water Delivered to a Meter
Flat Rate $0.91 Per Water Unit
Elevation Charge
Band 1 - $0.00 per Water Unit
Band 2 - $0.14 per Water Unit
Band 3 - $0.30 per Water Unit

1991 Effective May 1, 1991
Monthly Service Charge, One-inch Water Meter $9.25
Charge for Units of Water Delivered, Multifamily Dwelling
Drought Rates
Base amount for multifamily dwellings is 93% of 1986 use.
Up to Base Amount $0.95 Per Water Unit
First 10% over base $0.99 Per Water Unit
Next 10% of base $2.00 Per Water Unit
Use over 120% of base $3.00 Per Water Unit
Elevation Charge
Band 1 - $0.00 per Water Unit
Band 2 - $0.16 per Water Unit
Band 3 - $0.35 per Water Unit

1991 Effective July 1, 1991
(cont.) Monthly Service Charge, One-inch Water Meter $10.65
Charge for Units of Water Delivered, Multifamily Dwelling
Drought Rates
Base amount for multifamily dwellings is 93% of 1986 use.
Up to Base Amount $1.18 Per Unit
First 10% over base $1.97 Per Water Unit
Next 10% of base $2.63 Per Water Unit
Use over 120% of base $3.94 Per Water Unit
Elevation Charge
Band 1 - $0.00 per Water Unit
Band 2 - $0.16 per Water Unit
Band 3 - $0.35 per Water Unit

History of EBMUD Water Service Charge
(Cont.)

1992 Effective July 1, 1992
Monthly Service Charge, One-inch Water Meter $11.20
Charge for Units of Water Delivered, Multifamily Dwelling
Drought Rates
Base amount for multifamily dwellings is 93% of 1986 use.
Up to Base Amount $1.24 Per Water Unit
First 10% over base $2.07 Per Water Unit
Next 10% of base $2.76 Per Water Unit
Use over 120% of base $4.14 Per Water Unit
Elevation Charge
Band 1 - $0.00 per Water Unit
Band 2 - $0.16 per Water Unit
Band 3 - $0.34 per Water Unit

1993 Effective July 1, 1993
Monthly Service Charge, One-inch Water Meter $10.56
Charge for Units of Water Delivered, Multifamily Residential
Flat Rate for Multifamily Units, $1.17 Per Water Unit
Elevation Charge
Band 1 - $0.00 per Water Unit
Band 2 - $0.16 per Water Unit
Band 3 - $0.34 per Water Unit

WASTEWATER SERVICE
(Sewer Treatment)

EAST BAY MUNICIPAL UTILITY DISTRICT

Assumptions:

Six Rental Units per Building
Water Consumption per Rental Unit:
1978-1988 - 4.78 Water Units per Month
1989-1993 - 4.35 Water Units per Month

Monthly Cost:

July 1,	Per Building	Per Rental Unit
1978	$8.60	$1.43
1979	$8.60	$1.43
1980	$9.75	$1.63
1981	$10.61	$1.77
1982	$12.11	$2.02
1983	$12.97	$2.16
1984	$12.97	$2.16
1985	$14.91	$2.49
1986	$16.40	$2.73
1987	$16.40	$2.73
1988	$19.84	$3.31
1989	$19.37	$3.23
1990	$19.99	$3.33
1991	$21.44	$3.57
1992	$23.08	$3.85
1993	$24.48	$4.08

History of EBMUD Wastewater Rates and Service Charges

One Water Unit is 100 cubic feet, or 748 gallons.

1978 Effective ???
For Apartment Buildings (5 or more units)
Business Classification Code (BCC) 6513
Treatment Charge Per Water Unit $0.30??
Minimum Monthly Treatment Charge $?.??

1979 No Change in Wastewater Rates

1980 Effective January 1, 1980
For Apartment Buildings (5 or more units)
Business Classification Code (BCC) 6513
Treatment Charge Per Water Unit $0.34
Minimum Monthly Treatment Charge $?.??

1981 Effective November 1, 1981
For Apartment Buildings (5 or more units)
Business Classification Code (BCC) 6513
Treatment Charge Per Water Unit $0.37
Minimum Monthly Treatment Charge $?.??

1982 Effective November 1, 1982
For Apartment Buildings (5 or more units)
Business Classification Code (BCC) 6513
Treatment Charge Per Water Unit $0.40
Minimum Monthly Treatment Charge $9.75
Service Charge (Account Charge) Introduced
Per Building $1.50

1983 No Change in Wastewater Rates

1984 No Change in Wastewater Rates

1985 Effective July 1, 1985
For Apartment Buildings (5 or more units)
Business Classification Code (BCC) 6513
Treatment Charge Per Water Unit $0.49
Service Charge $2.00
Minimum Monthly Treatment Charge $9.97

History of EBMUD Wastewater Rates and Service Charges
(cont.)

1986 Effective July 1, 1986
For Apartment Buildings (5 or more units)
Business Classification Code (BCC) 6513

Treatment Charge Per Water Unit	$0.49
Service Charge	$2.35
Minimum Monthly Treatment Charge	$10.37

1987 No Change in Wastewater Rates

1988 Effective July 1, 1988
For Apartment Buildings (5 or more units)
BCC 6513

Treatment Charge Per Water Unit	$0.61
Service Charge	$2.40
Minimum Monthly Treatment Charge	$10.75

1989 No Change in Wastewater Rates

1990 Effective July 1, 1990
For Apartment Buildings (5 or more units)
BCC 6513

Treatment Charge Per Water Unit	$0.67
Service Charge	$2.50
Minimum Monthly Treatment Charge	$12.71

1991 Effective July 1, 1991
For Apartment Buildings (5 or more units)
BCC 6513

Treatment Charge Per Water Unit	$0.72
Service Charge	$2.65
Minimum Monthly Treatment Charge	$13.80

1992 Effective July 1, 1992
For Apartment Buildings (5 or more units)
BCC 6513

Treatment Charge Per Water Unit	$0.78
Service Charge	$2.72
Minimum Monthly Treatment Charge	$14.60

History of EBMUD Wastewater Rates and Service Charges
(cont.)

1993 Effective July 1, 1993
For Apartment Buildings (5 or more units)
BCC 6513

Treatment Charge Per Water Unit	$0.84
Service Charge	$2.56
Minimum Monthly Treatment Charge	$16.83

SEWER SERVICE CHARGE

CITY OF BERKELEY

Assumptions:

Six Rental Units Per Building
Buildings consumed 28.68 Units of Water per month, from 1978 to 1989, inclusively.
Buildings consumed 26.10 Units of Water per month, from 1990 onwards.
One Unit of Water Equals 100 Cubic Feet of Water

Monthly Cost:

July 1,	Per Building	Per Rental Unit
1978	$7.00	$1.17
1979	$7.00	$1.17
1980	$7.00	$1.17
1981	$18.00	$3.00
1982	$18.00	$3.00
1983	$23.34	$3.89
1984	$26.10	$4.35
1985	$22.94	$3.82
1986	$28.68	$4.78
1987	$72.23	$12.04
1988	$77.16	$12.86
1989	$77.16	$12.86
1990	$78.96	$13.16
1991	$82.86	$13.81
1992	$82.86	$13.81
1993	$91.14	$15.19

History of Berkeley Sewage Service Charge

1978 Revised Charge for 1978-79 Fiscal Year
Berkeley City Ordinance No. 5047 -N.S. (New Series)
Adopted May 16, 1978
For Multifamily Residential Dwellings (5+ Units)
$2.00 Per Month for First Unit
$1.00 Per Month for Each Additional Unit

1979 No Change

1980 No Change

1981 Revised Charge for 1981-82 Fiscal Year
Berkeley City Ordinance No. 5373 -N.S.
Adopted July 28, 1981
For Multifamily Residential Dwellings (5+ Units)
Larger of:
$3.00 Per Month for Each Unit
or
$0.45 per 100 Cubic Feet of Water Used
Per Month

1982 No Change

1983 Revised Charge for 1983-84 Fiscal Year
Berkeley City Ordinance No. 5544 -N.S.
Adopted June 21, 1983
For Multifamily Residential Dwellings (5+ Units)
Larger of:
$3.89 Per Month for Each Unit
or
$0.58 per 100 Cubic Feet of Water Used
Per Month

1984 Revised Charge for 1984-85 Fiscal Year
Berkeley City Ordinance No. 5606 -N.S.
Adopted June 19, 1984
For Multifamily Residential Dwellings (5+ Units)
Larger of:
$4.35 Per Month for Each Unit
or
$0.65 per 100 Cubic Feet of Water Used
Per Month

History of Berkeley Sewage Service Charge
(Cont.)

1985 Revised Charge for 1985-86 and 1986-87 Fiscal Years
Berkeley City Ordinance No. 5666 -N.S.
Adopted June 18, 1985
For Multifamily Residential Dwellings (5+ Units)
$0.80 per 100 Cubic Feet of Water Used Per Month
For Fiscal Year 1986-87
$1.00 per 100 Cubic Fee of Water Used Per Month
For Fiscal Year 1987-88
$1.25 per 100 Cubic Fee of Water Used Per Month

1986 See 1985 Resolution

1987 Revised Charge for 1987-88 Fiscal Year
Berkeley City Ordinance No. 5812 -N.S.
Adopted May 28, 1987
For Multifamily Residential Dwellings (5+ Units)
$2.15 per 100 Cubic Feet of Water Used
Plus $10.57 Connection Charge
Per Month

1988 Revised Charge for 1988-89 Fiscal Year
Berkeley City Ordinance No. 5847 -N.S.
Adopted March 15, 1988
For Multifamily Residential Dwellings (5+ Units)
$2.24 per 100 Cubic Feet of Water Used
Plus $9.17 Connection Charge
Per Month

1988 (cont.) Revised Charge for 1988-89 Fiscal Year
Berkeley City Ordinance No. 5868 -N.S.
Adopted June 21, 1988
For All Dwelling Units:
$12.86 per Dwelling Unit Per Month

1989 Revised Charge for 1989-90 Fiscal Year
Berkeley City Ordinance No. 5945 -N.S.
Adopted July 11, 1989
For All Dwelling Units:
$12.86 per Dwelling Unit Per Month

1990 Revised Charge for 1990-91 Fiscal Year
Berkeley City Ordinance No. 5975 -N.S.
Adopted May 22, 1990
For All Dwelling Units:
$13.50 per Dwelling Unit Per Month

History of Berkeley Sewage Service Charge (Cont.)

1990 (cont.)	Revised Charge for 1990-91 Fiscal Year Berkeley City Ordinance No. 6003 -N.S. Adopted Sept. 11, 1990 For All Dwelling Units: $13.16 per Dwelling Unit Per Month For Fiscal Year 1991-1992 For All Dwelling Units: $14.78 per Dwelling Unit Per Month
1991	Revised Charge for 1991-92 Fiscal Year Berkeley City Ordinance No. 6066 -N.S. Adopted July 25, 1991 For All Dwelling Units: $13.81 per Dwelling Unit Per Month
1992	No Change
1993	Revised Charge for 1993-94 Fiscal Year Berkeley City Ordinance No. 6191 -N.S. Adopted June 24, 1993 For All Dwelling Units: $15.19 per Dwelling Unit Per Month

BUSINESS LICENSE FEE

CITY OF BERKELEY

Assumptions:

Six Rental Units Per Building
Gross Receipts are equal to Rent
Yearly Rent as Presented in Section on Median Rent
Buildings are fully occupied all year

Montly Cost:

July 1,	Per Building	Per Rental Unit
1978		
1979	$8.83	$1.47
1980	$8.83	$1.47
1981	$9.28	$1.55
1982	$10.11	$1.69
1983	$10.59	$1.77
1984	$12.71	$2.12
1985	$14.52	$2.42
1986	$16.60	$2.77
1987	$19.92	$3.32
1988	$21.55	$3.59
1989	$22.20	$3.70
1990	$23.23	$3.87
1991	$24.34	$4.06
1992	$32.63	$5.44
1993	$33.92	$5.65

History of Berkeley Business License Fee

1977	Revised Fee in Effect January 1, 1978 Berkeley City Ordinance No. 5017 - N.S. (New Series) Adopted November 17, 1977 $1.05 per $1,000.00 of Gross Receipts Minimum Tax of $15.00 per Building or Structure
1978	Revised Fee in Effect June 30, 1978 Berkeley City Ordinance No. 5055 - N.S. Adopted June 13, 1978 $6.30 per $1,000.00 of Gross Receipts Minimum Tax of $45.00 per Building or Structure
1979	No Change in Fee
1980	No Change in Fee
1981	Revised Fee in Effect June 4, 1981 Berkeley City Ordinance No. 5329 - N.S. Adopted May 5, 1981 $1.05 per $1,000.00 of Gross Receipts Minimum Tax of $45.00 per Building or Structure
1982	No Change in Fee
1983	Revised Fee in Effect August 4, 1983 Berkeley City Ordinance No. 5552 - N.S. Adopted July 5, 1983 $7.56 per $1,000.00 of Gross Receipts Minimum Tax of $54.00 per Building or Structure
1984	Revised Fee in Effect August 2, 1984 Berkeley City Ordinance No. 5605 - N.S. Adopted June 19, 1984 $8.47 per $1,000.00 of Gross Receipts Minimum Tax of $60.00 per Building or Structure
1985	Revised Fee in Effect August 15, 1985 Berkeley City Ordinance No. 5672 - N.S. Adopted July 2, 1985 $9.32 per $1,000.00 of Gross Receipts Minimum Tax of $66.00 per Building or Structure

History of Berkeley Business License Fee
(Cont.)

1986	Revised Fee in Effect September 4, 1986 Berkeley City Ordinance No. 5760 - N.S. Adopted July 29, 1986 $10.81 per $1,000.00 of Gross Receipts Minimum Tax of $77.00 per Building or Structure
1987	No Change in Fee
1988	No Change in Fee
1989	No Change in Fee
1990	No Change in Fee
1991	No Change in Fee
1992	No Change in Fee
1993	No Change in Fee

LIBRARY RELIEF ACT OF 1980

CITY OF BERKELEY

Assumptions:

Six Rental Units Per Builing
The size of the average unit, including pro rated portion of the common area, is 1,000 square feet of improvements.

Monthly Cost:

July 1,	Per Building	Per Rental Unit
1978	$0.00	$0.00
1979	$0.00	$0.00
1980	$0.00	$0.00
1981	$11.50	$1.92
1982	$12.31	$2.05
1983	$13.17	$2.19
1984	$13.88	$2.31
1985	$14.64	$2.44
1986	$15.29	$2.55
1987	$15.70	$2.62
1988	$16.33	$2.72
1989	$36.00	$6.00
1990	$38.05	$6.34
1991	$38.05	$6.34
1992	$40.70	$6.78
1993	$40.70	$6.78

History of Library Relief Act of 1980

1978 Did Not Exist

1979 Did Not Exist

1980 Enacted Library Relief Act
Berkeley City Ordinance No. 5262 -N.S. (New Series)
Adopted June 3, 1980
In Effect June 29, 1980
Dwelling Unit Rate - $0.02300 per Square Foot
Industrial/Commercial Rate - $0.03500 per Square Foot

1981 Revised Library Relief Act
Berkeley City Ordinance No. 5378 -N.S
Adopted July 30, 1981
In Effect August 4, 1981
Dwelling Unit Rate - $0.02461 per Square Foot
Industrial/Commercial Rate - $0.03745 per Square Foot

1982 Revised Library Relief Act
Berkeley City Ordinance No. 5485 -N.S
Adopted July 27, 1982
In Effect July 30, 1982
Dwelling Unit Rate - $0.02633 per Square Foot
Industrial/Commercial Rate - $0.04007 per Square Foot

1983 Revised Library Relief Act
Berkeley City Ordinance No. 5562 -N.S
Adopted July 26, 1983
In Effect July 29, 1983
Dwelling Unit Rate - $0.02775 per Square Foot
Industrial/Commercial Rate - $0.04220 per Square Foot

1984 Revised Library Relief Act
Berkeley City Ordinance No. 5610 -N.S
Adopted June 26, 1984
In Effect July 3, 1984
Dwelling Unit Rate - $0.02928 per Square Foot
Industrial/Commercial Rate - $0.04453 per Square Foot

1985 Revised Library Relief Act
Berkeley City Ordinance No. 5670 -N.S
Adopted July 2, 1985
In Effect July 16, 1985
Dwelling Unit Rate - $0.03057 per Square Foot
Industrial/Commercial Rate - $0.04650 per Square Foot

History of Library Relief Act of 1980
(Cont.)

1986 Revised Library Relief Act
Berkeley City Ordinance No. 5759 -N.S
Adopted July 29, 1986
In Effect August 5, 1986
Dwelling Unit Rate - $0.03139 per Square Foot
Industrial/Commercial Rate - $0.04775 per Square Foot

1987 Revised Library Relief Act
Berkeley City Ordinance No. 5819 -N.S
Adopted July 7, 1987
In Effect July 21, 1987
Dwelling Unit Rate - $0.03266 per Square Foot
Industrial/Commercial Rate - $0.04968 per Square Foot

1988 Revised Library Relief Act
Berkeley City Ordinance No. 5894 -N.S
Adopted November 8, 1988
In Effect December 9, 1988
Dwelling Unit Rate - $0.07200 per Square Foot
Industrial/Commercial Rate - $0.10900 per Square Foot

1989 Revised Library Relief Act
Berkeley City Ordinance No. 5942 -N.S
Adopted June 13, 1989
In Effect June 27, 1989
Dwelling Unit Rate - $0.07610 per Square Foot
Industrial/Commercial Rate - $0.11510 per Square Foot

1990 Revised Library Relief Act
Berkeley City Ordinance No. 5991 -N.S
Adopted July 12, 1990
In Effect August 16, 1990
Dwelling Unit Rate - $0.07610 per Square Foot
Industrial/Commercial Rate - $0.11510 per Square Foot

1991 Revised Library Relief Act
Berkeley City Ordinance No. 6063 -N.S
Adopted June 18, 1991
In Effect July 25, 1991
Dwelling Unit Rate - $0.08140 per Square Foot
Industrial/Commercial Rate - $0.12320 per Square Foot

1992 No Change In Rates

History of Library Relief Act of 1980
(Cont.)

1993	Revised Library Relief Act	
	Berkeley City Ordinance No. 6189 -N.S	
	Adopted June 4, 1993	
	In Effect August 5, 1993	
	Dwelling Unit Rate	- $0.08630 per Square Foot
	Industrial/Commercial Rate	- $0.13060 per Square Foot
1993 (cont.)	Revised Library Relief Act	
	Berkeley City Ordinance No. 6205 -N.S	
	Adopted September 14, 1993	
	In Effect October 21, 1993	
	Dwelling Unit Rate	- $0.08510 per Square Foot
	Industrial/Commercial Rate	- $0.12870 per Square Foot

REFUSE COLLECTION

CITY OF BERKELEY

Assumptions:

Six Rental Units Per Building
Average refuse collection cost is eighty-two (82) percent of the cost of a 45-gallon refuse can in District No. 2 with a once a week pickup.

Monthly Cost:

July 1,	Per Building	Per Rental Unit
1978	$25.34	$4.22
1979	$25.34	$4.22
1980	$25.34	$4.22
1981	$30.50	$5.08
1982	$30.50	$5.08
1983	$45.76	$7.63
1984	$45.76	$7.63
1985	$56.09	$9.35
1986	$56.09	$9.35
1987	$75.28	$12.55
1988	$69.86	$11.64
1989	$69.86	$11.64
1990	$73.31	$12.22
1991	$79.21	$13.20
1992	$79.21	$13.20
1993	$84.13	$14.02

History of Berkeley Refuse Collection Rates

1978	No Data at this Time
1979	Revised Refuse Rates Resolution No. 49,836 -N.S. (New Series) Adopted July 30, 1979 In Effect July 1, 1979 Forty-Five Gallon Can in District 2; $5.15
1980	No Change in Rates
1981	Revised Refuse Rates Resolution No. 50,788 -N.S. Adopted June 9, 1981 In Effect July 1, 1981 Forty-Five Gallon Can in District 2; $6.20
1982	No Change in Rates
1983	Revised Refuse Rates Resolution No. 51,854 -N.S. Adopted 1983 In Effect July 1, 1983 Forty-Five Gallon Can in District 2; $9.30
1984	No Change in Rates
1985	Revised Refuse Rates Resolution No. 52,790 -N.S. Adopted June 18, 1985 In Effect July 1, 1985 Forty-Five Gallon Can in District 2; $9.80
1985 (cont.)	Revised Refuse Rates Resolution No. 52,966 -N.S. Adopted November 5, 1985 In Effect November 1, 1985 Forty-Five Gallon Can in District 2; $11.40
1986	No Change in Rates

History of Berkeley Refuse Collection Rates (Cont.)

1987	Revised Refuse Rates Resolution No. 53,841 -N.S. Adopted July 7, 1987 In Effect July 1, 1987 Forty-Five Gallon Can in District 2;	$15.30
1988	Revised Refuse Rates Resolution No. 54,349 -N.S. Adopted June 28, 1988 In Effect July 1, 1988 Forty-Five Gallon Can in District 2;	$14.20
1989	No Change in Rates	
1990	Revised Refuse Rates Resolution No. 55,510 -N.S. Adopted July 17, 1990 In Effect July 1, 1990 Forty-Five Gallon Can in District 2;	$14.90
1991	Revised Refuse Rates Resolution No. 55,962 -N.S. Adopted June 18, 1991 In Effect July 1, 1991 Forty-Five Gallon Can in District 2;	$16.10
1992	No Change in Rates	
1993	Revised Refuse Rates Resolution No. 57,043 -N.S. Adopted June 24, 1993 In Effect July 1, 1993 Forty-Five Gallon Can in District 2;	$17.10

PROPERTY TAX

Assumptions:

Six Rental Units Per Building
Property Values Increase by 2.00 Percent a Year
Property Values are Presented in the Property Value Section of this Report
Property Tax is Limited to the County-wide 1.00 Percent Assessment and Bonded Indebtedness

Monthly Cost:

July 1,	Per Building	Per Rental Unit
1978		
1979		
1980	$125.58	$20.93
1981	$128.09	$21.35
1982	$127.01	$21.17
1983	$128.14	$21.36
1984	$131.03	$21.84
1985	$132.59	$22.10
1986	$133.13	$22.19
1987	$133.60	$22.27
1988	$134.70	$22.45
1989	$136.20	$22.70
1990	$137.74	$22.96
1991	$138.58	$23.10
1992	$141.19	$23.53
1993	$147.61	$24.60

History of Property Tax Rate in the City of Berkeley

Fiscal Year	Property Tax Rate
1978-1979	
1979-1980	1.21133%
1980-1981	1.21133%
1981-1982	1.17760%
1982-1983	1.16480%
1983-1984	1.16770%
1984-1985	1.15840%
1985-1986	1.14030%
1986-1987	1.12190%
1987-1988	1.10900%
1988-1989	1.09930%
1989-1990	1.09000%
1990-1991	1.07510%
1991-1992	1.07390%
1992-1993	1.10070%
1993-1994	1.12520%

INSURANCE

Assumptions:

Six Rental Units Per Building
Based on survey data, the monthly cost of insurance coverage for the median rental unit was $21.59 in 1988.
The cost of insurance varies directly with the United States national Household Insurance index.

Monthly Cost:

July 1,	Per Building	Per Rental Unit
1978	$68.52	$11.42
1979	$72.96	$12.16
1980	$84.72	$14.12
1981	$93.24	$15.54
1982	$103.44	$17.24
1983	$102.90	$17.15
1984	$107.22	$17.87
1985	$113.28	$18.88
1986	$119.52	$19.92
1987	$124.20	$20.70
1988	$129.54	$21.59
1989	$133.44	$22.24
1990	$135.90	$22.65
1991	$139.20	$23.20
1992	$142.68	$23.78
1993	$147.30	$24.55

MANAGEMENT

Assumptions:

Six Rental Units Per Building
Based on survey data, the monthly cost of management for the median rental unit was $31.56 in 1988.
The cost of management varies directly with the San Francisco-Oakland-San Jose Consumer Price Index for All Urban Consumers / All Items.

Monthly Cost:

July 1,	Per Building	Per Rental Unit
1978	$102.18	$17.03
1979	$108.96	$18.16
1980	$127.26	$21.21
1981	$140.46	$23.41
1982	$156.24	$26.04
1983	$155.46	$25.91
1984	$163.50	$27.25
1985	$170.94	$28.49
1986	$176.46	$29.41
1987	$181.32	$30.22
1988	$189.36	$31.56
1989	$198.96	$33.56
1990	$207.48	$34.58
1991	$216.96	$36.16
1992	$223.74	$37.29
1993	$230.34	$38.39

MAINTENANCE

Assumptions:

Six Rental Units Per Building
Based on survey data, the monthly cost of maintenance for the median rental unit was $28.57 in 1988.
The cost of maintenance varies directly with the San Francisco-Oakland-San Jose Consumer Price Index for All Urban Consumers / All Items.

Monthly Cost:

July 1,	Per Building	Per Rental Unit
1978	$92.46	$15.41
1979	$98.64	$16.44
1980	$115.20	$19.20
1981	$127.20	$21.20
1982	$141.42	$23.57
1983	$140.76	$23.46
1984	$148.02	$24.67
1985	$154.74	$25.79
1986	$159.72	$26.62
1987	$164.16	$27.36
1988	$171.42	$28.57
1989	$180.12	$30.02
1990	$187.86	$31.31
1991	$196.38	$32.73
1992	$202.56	$33.76
1993	$208.56	$34.76

STREET LIGHTING DISTRICT

CITY OF BERKELEY

Assumptions:

Six Rental Units Per Building
The size of the average unit, including pro rated portion of common area, is 1,000 square feet of improvements.

Monthly Cost:

July 1,	Per Building	Per Rental Unit
1978	$0.00	$0.00
1979	$0.00	$0.00
1980	$0.00	$0.00
1981	$0.00	$0.00
1982	$0.00	$0.00
1983	$6.87	$1.14
1984	$5.75	$0.96
1985	$3.45	$0.58
1986	$4.80	$0.80
1987	$7.35	$1.23
1988	$5.80	$0.97
1989	$6.00	$1.00
1990	$6.00	$1.00
1991	$6.00	$1.00
1992	$6.00	$1.00
1993	$5.40	$0.90

History of Berkeley Street Lighting Assessment District

1978	District Did Not Exist
1979	District Did Not Exist
1980	District Did Not Exist
1981	District Did Not Exist
1982	Established District Assessment Set for 1982-1983 Fiscal Year Resolution No. 51,450 -N.S. (New Series) Adopted July 27, 1982 Confirmed 1982-83 Assessment Roll Residential Assessment of $0.01373 per Square Foot
1983	Revised Assessment for 1983-1984 Fiscal Year Resolution No. 51,791 -N.S. Adopted June 7, 1983 Confirmed 1983-84 Assessment Roll Residential Assessment of $0.01150 per Square Foot
1984	Established Assessment for 1984-1985 Fiscal Year Resolution No. 52,237 -N.S. Adopted June 12, 1984 Confirmed 1984-85 Assessment Roll Residential Assessment of $0.00690 per Square Foot
1985	Revised Assessment for 1985-1986 Fiscal Year Resolution No. 52,758 -N.S. Adopted June 4, 1985 Confirmed 1985-86 Assessment Roll Residential Assessment of $0.00960 per Square Foot
1986	Established Assessment for 1986-1987 Fiscal Year Resolution No. 53,263 -N.S. Adopted June 5, 1986 Confirmed 1986-1987 Assessment Roll Residential Assessment of $0.01470 per Square Foot

History of Berkeley Street Lighting Assessment District
(Cont.)

1987 Revised Assessment for 1987-1988 Fiscal Year
Resolution No. 53,774 -N.S.
Adopted June 2, 1987
Confirmed 1987-1988 Assessment Roll
Residential Assessment of $0.01160 per Square Foot

1988 Established Assessment for 1988-1989 Fiscal Year
Resolution No. 54,299 -N.S.
Adopted June 14, 1988
Confirmed 1988-89 Assessment Roll
Residential Assessment of $0.01200 per Square Foot

1989 Revised Assessment for 1989-1990 Fiscal Year
Resolution No. 54,817 -N.S.
Adopted June 6, 1989
Confirmed 1989-90 Assessment Roll
Residential Assessment of $0.01200 per Square Foot

1989 (cont.) Revised Assessment for 1989-1990 Fiscal Year
Resolution No. 54,895 -N.S.
Adopted July 11, 1989
Confirmed 1989-90 Assessment Roll
Residential Assessment of $0.01200 per Square Foot

1990 Established Assessment for 1990-1991 Fiscal Year
Resolution No. 55,512 -N.S.
Adopted July 17, 1980
Confirmed 1990-1991 Assessment Roll
Residential Assessment of $0.01200 per Square Foot

1991 Revised Assessment for 1991-1992 Fiscal Year
Resolution No. -N.S.
Adopted
Confirmed 1991-1992 Assessment Roll
Residential Assessment of $0.01200 per Square Foot

1992 Established Assessment for 1992-1993 Fiscal Year
Resolution No. 56,491 -N.S.
Adopted June 9, 1992
Confirmed 1992-1993 Assessment Roll
Residential Assessment of $0.01080 per Square Foot

History of Berkeley Street Lighting Assessment District
(Cont.)

1993 Revised Assessment for 1993-1994 Fiscal Year
Resolution No. 57,075 -N.S.
Adopted July 13, 1993
Confirmed 1993-1994 Assessment Roll
Residential Assessment of $0.01080 per Square Foot

LANDSCAPING AND PARK MAINTENANCE DISTRICT

CITY OF BERKELEY

Assumptions:

Six Rental Units Per Building
The size of the average unit, including pro rated protion of common area, is 1,000 square feet of improvements.

Monthly Cost:

July 1,	Per Building	Per Rental Unit
1978	$0.00	$0.00
1979	$0.00	$0.00
1980	$0.00	$0.00
1981	$0.00	$0.00
1982	$0.00	$0.00
1983	$16.40	$2.73
1984	$17.50	$2.92
1985	$19.90	$3.32
1986	$21.05	$3.51
1987	$26.25	$4.38
1988	$32.70	$5.45
1989	$31.05	$5.18
1990	$33.05	$5.51
1991	$33.05	$5.51
1992	$34.70	$5.78
1993	$36.20	$6.03

History of Berkeley Landscaping and Park Maintenance District Assessment Fees

1978	District Did Not Exist
1979	District Did Not Exist
1980	District Did Not Exist
1981	District Did Not Exist
1982	District Established Assessment Set for Fiscal Year 1982-83 Berkeley City Council Resolution No. 51,449 -N.S. Adopted July 27, 1982 $0.03280 per Square Foot of Improvements
1983	Revised Assessment for Fiscal Year 1983-84 Berkeley City Council Resolution No. 51,792 -N.S. Adopted June 7, 1983 $0.03500 per Square Foot of Improvements
1984	Revised Assessment for Fiscal Year 1984-85 Berkeley City Council Resolution No. 52,238 -N.S. Adopted June 12, 1984 $0.03980 per Square Foot of Improvements
1985	Revised Assessment for Fiscal Year 1985-86 Berkeley City Council Resolution No. 52,759 -N.S. Adopted June 4, 1985 $0.04210 per Square Foot of Improvements
1986	Revised Assessment for Fiscal Year 1986-87 Berkeley City Council Resolution No. 53,264 -N.S. Adopted June 5, 1986 $0.05250 per Square Foot of Improvements
1987	Revised Assessment for Fiscal Year 1987-88 Berkeley City Council Resolution No. 53,775 -N.S. Adopted June 2, 1987 $0.06540 per Square Foot of Improvements

History of Berkeley Landscaping and Park Maintenance District
Assessment Fees
(Cont.)

1988	Revised Assessment for Fiscal Year 1988-89 Berkeley City Council Resolution No. 54,300 -N.S. Adopted June 14, 1988 $0.06210 per Square Foot of Improvements
1989	Revised Assessment for Fiscal Year 1989-90 Berkeley City Council Resolution No. 54,818 -N.S. Adopted June 6, 1989 $0.06610 per Square Foot of Improvements
1990	No Resolution for Fiscal Year 1990-91 Assessment Continued at $0.06610 per Square Foot of Improvements
1991	Revised Assessment for Fiscal Year 1991-92 Berkeley City Council Resolution No. 55,932 -N.S. Adopted June 11, 1991 $0.06940 per Square Foot of Improvements
1992	Revised Assessment for Fiscal Year 1992-93 Berkeley City Council Resolution No. 56,492 -N.S. Adopted June 9, 1992 $0.07240 per Square Foot of Improvements
1993	Revised Assessment for Fiscal Year 1993-94 Berkeley City Council Resolution No. 57,076 -N.S. Adopted July 13, 1993 $0.07240 per Square Foot of Improvements

ENGINEER'S REPORT

CITY OF BERKELEY

Dollar Cost
Per Square Foot of Improvement

Year	Street Lighting Assessment	Landscaping and Park Maintenance Assessment
1978	$0.0000	$0.0000
1979	$0.0000	$0.0000
1980	$0.0000	$0.0000
1981	$0.0000	$0.0000
1982	$0.0000	$0.0000
1983	$0.0115	$0.0350
1984	$0.0069	$0.0398
1985	$0.0096	$0.0421
1986	$0.0147	$0.0525
1987	$0.0116	$0.0654
1988	$0.0120	$0.0621
1989	$0.0120	$0.0661
1990	$0.0120	$0.0694
1991	$0.0120	$0.0694
1992	$0.0108	$0.0724
1993	$0.0108	$0.0724

History of Engineer's Report
Street Lighting and Landscaping and Park Maintenance
Assessment Districts

1978 Districts Did Not Exist

1979 Districts Did Not Exist

1980 Districts Did Not Exist

1981 Districts Did Not Exist

1982 Districts Did Not Exist

1983 Prepared May 10, 1983
Lighting Assessment for Residential Units
$0.0115 per Square Foot of Improvement
Landscaping Assessment for Residential Units
$0.0350 per Square Foot of Improvement

1984 Prepared April 22, 1984
Lighting Assessment for Residential Units
$0.0069 per Square Foot of Improvement
Landscaping Assessment for Residential Units
$0.0398 per Square Foot of Improvement

1985 Prepared April 15, 1985
Lighting Assessment for Residential Units
$0.0096 per Square Foot of Improvement
Landscaping Assessment for Residential Units
$0.0421 per Square Foot of Improvement

1986 Prepared April 30, 1986
Lighting Assessment for Residential Units
$0.0147 per Square Foot of Improvement
Landscaping Assessment for Residential Units
$0.0525 per Square Foot of Improvement

1987 Prepared March 17, 1987
Lighting Assessment for Residential Units
$0.0116 per Square Foot of Improvement
Landscaping Assessment for Residential Units
$0.0654 per Square Foot of Improvement

History of Engineer's Report
Street Lighting and Landscaping and Park Maintenance
Assessment Districts
(Cont.)

1988 Prepared April 12, 1988
Lighting Assessment for Residential Units
$0.0120 per Square Foot of Improvement
Landscaping Assessment for Residential Units
$0.0621 per Square Foot of Improvement

1989 Prepared May 11, 1989
Lighting Assessment for Residential Units
$0.0120 per Square Foot of Improvement
Landscaping Assessment for Residential Units
$0.0661 per Square Foot of Improvement

1990 Prepared May 11, 1990
Lighting Assessment for Residential Units
$0.0120 per Square Foot of Improvement
Landscaping Assessment for Residential Units
$0.0694 per Square Foot of Improvement

1991 Prepared May 7, 1991
Lighting Assessment for Residential Units
$0.0120 per Square Foot of Improvement
Landscaping Assessment for Residential Units
$0.0694 per Square Foot of Improvement

1992 Prepared May 20, 1992
Lighting Assessment for Residential Units
$0.0108 per Square Foot of Improvement
Landscaping Assessment for Residential Units
$0.0724 per Square Foot of Improvement

1993 Prepared May 17, 1993
Lighting Assessment for Residential Units
$0.0108 per Square Foot of Improvement
Landscaping Assessment for Residential Units
$0.0724 per Square Foot of Improvement

ANNUAL RENT REGISTRATION FEE

Assumptions:

Six Rental Units Per Building

Monthly Cost:

	Per Building	Per Rental Unit
1978	$0.00	$0.00
1979	$0.00	$0.00
1980	$6.00	$1.00
1981	$6.00	$1.00
1982	$15.00	$2.50
1983	$15.00	$2.50
1984	$15.00	$2.50
1985	$30.00	$5.00
1986	$30.00	$5.00
1987	$40.00	$6.67
1988	$40.00	$6.67
1989	$50.00	$8.33
1990	$50.00	$8.33
1991	$68.00	$11.33
1992	$62.50	$10.42
1993	$62.50	$10.42
1994	$62.50	$10.42

Berkely Rent Stabilization Board Annual Registration Fee

1978	Registration Fee Did Not Exist
1979	Registration Fee Did Not Exist
1980	First Registration Fee Rent Stabilization Board Minutes Adopted October 2, 1980 $12.00 Per Unit
1981	No Change in Registration Fee $12.00 Per Unit
1982	Revised Registration Fee Rent Stabilization Board Minutes Adopted May 26, 1982 $30.00 Per Unit
1983	No Change in Registration Fee $30.00 Per Unit
1984	No Change in Registration Fee Rent Stabilization Board Minutes Adopted July 25, 1984 $30.00
1985	Revised Registration Fee Rent Stabilization Board Minutes Adopted June 17, 1985 $60.00 Per Unit
1986	No Change in Registration Fee Rent Stabilization Board Minutes Adopted June 16, 1986 $60.00 Per Unit
1987	Revised Registration Fee Rent Stabilization Board Resolution 87-107 Adopted June 22, 1987 $80.00 Per Unit

Berkely Rent Stabilization Board Annual Registration Fee
(Cont.)

1988	No Change in Registration Fee Rent Stabilization Board Minutes Adopted June 6, 1988 $80.00 Per Unit
1989	Revised Registration Fee Rent Stabilization Board Resolution 89-6 Adopted June 5, 1989 $100.00 Per Unit
1990	No Change in Registration Fee Rent Stabilization Board Resolution 90-1 Adopted June 18, 1990 $100.00 Per Unit
1991	Revised Registration Fee Rent Stabilization Board Resolution 91-23 Adopted May 10, 1991 $136.00 Per Unit
1992	Revised Registration Fee Rent Stabilization Board Resolution 92-20 Adopted May 4, 1992 $125.00 Per Unit
1993	No Change in Registration Fee Rent Stabilization Board Resolution 93-19 Adopted May 3, 1993 $125.00 Per Unit

MEASURE H, BERKELEY SCHOOLS ASSESSMENT

Assumptions:

Six Rental Units Per Building
The size of the average unit, including pro rated portion of the common area, is 1,000 square feet of improvements.

Monthly Cost:

July 1,	Per Building	Per Rental Unit
1978	$0.00	$0.00
1979	$0.00	$0.00
1980	$0.00	$0.00
1981	$0.00	$0.00
1982	$0.00	$0.00
1983	$0.00	$0.00
1984	$0.00	$0.00
1985	$0.00	$0.00
1986	$0.00	$0.00
1987	$35.00	$5.83
1988	$35.00	$5.83
1989	$36.75	$6.13
1990	$38.50	$6.42
1991	$39.90	$6.65
1992	$41.90	$6.98
1993	$43.00	$7.17

History of Measure H - Schools Assessment
Berkeley Public Schools Enrichment Act of 1986

1978	Assessment Not in Place
1979	Assessment Not In Place
1980	Assessment Not in Place
1981	Assessment Not In Place
1982	Assessment Not in Place
1983	Assessment Not In Place
1984	Assessment Not in Place
1985	Assessment Not In Place
1986	Measure H Approved By Voters November 4, 1986 $0.0700 Per Square Foot of Improved Real Property For Residential Property
1987	No Change In Measure H Schools Assessment $0.0700 Per Square Foot of Improved Real Property For Residential Property
1988	Increase in Measure H Schools Assessment Berkeley Board of Education Resolution No. 4665 Adopted June 16, 1988 In Effect July 1, 1988 $0.0735 Per Square Foot of Improved Real Property For Residential Property
1989	Increase in Measure H Schools Assessment Berkeley Board of Education Resolution No. ???? Adopted June 22, 1989 In Effect July 1, 1989 $0.0770 Per Square Foot of Improved Real Property For Residential Property

History of Measure H - Schools Assessment
Berkeley Public Schools Enrichment Act of 1986
(Cont.)

1990 Increase in Measure H Schools Assessment
Berkeley Board of Education Resolution No. 4821
Adopted June 6, 1990
In Effect July 1, 1990
$0.0798 Per Square Foot of Improved Real Property
For Residential Property

1991 Increase in Measure H Schools Assessment
Berkeley Board of Education Resolution No. 4912
Adopted June 5, 1991
In Effect July 1, 1991
$0.0838 Per Square Foot of Improved Real Property
For Residential Property

1992 Increase in Measure H Schools Assessment
Berkeley Board of Education Resolution No. 5012
Adopted June 17, 1992
In Effect July 1, 1992
$0.0860 Per Square Foot of Improved Real Property
For Residential Property

1993 Increase in Measure H Schools Assessment
Berkeley Board of Education Resolution No. 5075
Adopted May 19, 1993
$0.0889 Per Square Foot of Improved Real Property
For Residential Property

History of Berkeley Fire Inspection Fee

1978	Fee Did Not Exist
1979	Fee Did Not Exist
1980	Fee Did Not Exist
1981	Fee Did Not Exist
1982	Fire Inspection Program Established Berkeley City Ordinance No. 5462 -N.S. (New Series)
1982 (cont.)	Established Rate for Fire Inspection Fee Berkeley City Council Resolution No. 51,366 -N.S. Adopted June 15, 1982 $18.75 per Quarter Hour
1983	No Change In Fee $18.75 per Quarter Hour
1984	No Change In Fee $18.75 per Quarter Hour
1985	No Change In Fee $18.75 per Quarter Hour
1986	Revised Rate for Fire Inspection Fee Berkeley City Council Resolution No. 53,218 -N.S. Adopted May 6, 1986 $23.00 per Quarter Hour
1987	No Change In Fee $23.00 per Quarter Hour
1988	No Change In Fee $23.00 per Quarter Hour
1989	Revised Rate for Fire Inspection Fee Berkeley City Council Resolution No. 54,653 -N.S. Adopted February 14, 1989 $25.00 per Quarter Hour

History of Berkeley Fire Inspection Fee
(Cont.)

1990	No Change In Fee $25.00 per Quarter Hour
1991	Revised Rate for Fire Inspection Fee Berkeley City Council Resolution No. 55,892 -N.S. Adopted May 21, 1991 $32.50 per Quarter Hour
1992	No Change In Fee $32.50 per Quarter Hour
1993	No Change In Fee $32.50 per Quarter Hour
1994	No Change In Fee $32.50 per Quarter Hour

ALAMEDA COUNTY MOSQUITO ABATEMENT FEE

Assumptions:

Six Rental Units Per Building
One Building Per Parcel

Monthly Costs:

	Per Building	Per Rental Unit
1978	$0.00	$0.00
1979	$0.00	$0.00
1980	$0.00	$0.00
1981	$0.00	$0.00
1982	$0.00	$0.00
1983	$0.73	$0.12
1984	$0.55	$0.09
1985	$0.44	$0.07
1986	$0.08	$0.01
1987	$0.08	$0.01
1988	$0.11	$0.02
1989	$0.10	$0.02
1990	$0.11	$0.02
1991	$0.08	$0.01
1992	$0.16	$0.03
1993	$0.73	$0.12
1994	$0.64	$0.11

History of Alameda County Mosquito Abatement Fee

1978 Fee Did Not Exist

1979 Fee Did Not Exist

1980 Fee Did Not Exist

1981 Fee Did Not Exist

1982 Establish Special Tax for 1982-1983 Fiscal Year
Board of Trustees Resolution No. 624-1
Adopted July 28, 1982
Multiple Dwellings (5 units or more) $8.75 per year

1983 Revised Special Tax for 1983-1984 Fiscal Year
Board of Trustees Resolution No. 635-1
Adopted June 29, 1983
Multiple Dwellings (5 units or more) $6.54 per year

1984 Revised Special Tax for 1984-1985 Fiscal Year
Board of Trustees Resolution No. 647-1
Adopted June 27, 1984
Multiple Dwellings (5 units or more) $5.30 per year

1985 Revised Special Tax for 1985-1986 Fiscal Year
Board of Trustees Resolution No. 659-1
Adopted June 26, 1985
Multiple Dwellings (5 units or more) $1.00 per year

1986 Revised Special Tax for 1986-1987 Fiscal Year
Board of Trustees Resolution No. 671-2
Adopted June 25, 1986
Multiple Dwellings (5 units or more) $0.90 per year

1987 Revised Special Tax for 1987-1988 Fiscal Year
Board of Trustees Resolution No. 683-2
Adopted June 24, 1987
Multiple Dwellings (5 units or more) $1.36 per year

1988 Revised Special Tax for 1988-1989 Fiscal Year
Board of Trustees Resolution No. 695-2
Adopted June 29, 1988
Multiple Dwellings (5 units or more) $1.20 per year

History of Alameda County Mosquito Abatement Fee
(Cont.)

1989	Revised Special Tax for 1989-1990 Fiscal Year Board of Trustees Resolution No. 707-1 Adopted June 28, 1989 Multiple Dwellings (5 units or more) $1.27 per year
1990	Revised Special Tax for 1990-1991 Fiscal Year Board of Trustees Resolution No. 719-2 Adopted June 27, 1990 Multiple Dwellings (5 units or more) $0.90 per year
1991	Revised Special Tax for 1991-1992 Fiscal Year Board of Trustees Resolution No. 731-2 Adopted June 19, 1991 Multiple Dwellings (5 units or more) $1.90 per year
1992	Revised Special Tax for 1992-1993 Fiscal Year Board of Trustees Resolution No. 746-1 Adopted August 14, 1992 Multiple Dwellings (5 units or more) $8.75 per year
1992 (cont.)	Revised Special Tax for 1992-1993 Fiscal Year Board of Trustees Resolution No. 748-2 Adopted October 14, 1992 Multiple Dwellings (5 units or more) $8.74 per year
1993	Revised Special Tax for 1993-1994 Fiscal Year Board of Trustees Resolution No. 756-2 Adopted June 9, 1993 Multiple Dwellings (5 units or more) $8.74 per year
1993 (cont.)	Revised Special Tax for 1993-1994 Fiscal Year Board of Trustees Resolution No. 757-1 Adopted July 13, 1993 Multiple Dwellings (5 units or more) $7.66 per year

ALAMEDA COUNTY VECTOR CONTROL

Assumptions:

Six Rental Units Per Building
County "Benefit Unit" is equivalent to a Rental Unit

Monthly Cost:

	Per Building	Per Rental Unit
1978	$0.00	$0.00
1979	$0.00	$0.00
1980	$0.00	$0.00
1981	$0.00	$0.00
1982	$0.00	$0.00
1983	$0.00	$0.00
1984	$0.00	$0.00
1985	$1.58	$0.26
1986	$1.33	$0.22
1987	$1.33	$0.22
1988	$1.62	$0.27
1989	$1.65	$0.27
1990	$1.79	$0.30
1991	$1.90	$0.32
1992	$1.98	$0.33
1993	$1.98	$0.33
1994	$2.36	$0.39

History of Alameda County Service Area No. VC-1984-1
Vector Control

1978 Service Area Did Not Exist

1979 Service Area Did Not Exist

1980 Service Area Did Not Exist

1981 Service Area Did Not Exist

1982 Service Area Did Not Exist

1983 Service Area Did Not Exist

1984 Established Vector Control Service Area
Established Assessment Rate for Fiscal Year 1984-85
Alameda County Resolution No. R-84-620
Adopted July 10, 1984
$3.15 per Benefit Unit (e.g., Apartment)

1985 Revised Assessment Rate for Fiscal Year 1985-86
Alameda County Resolution No. R-85-783
Adopted August 20, 1985
$2.66 per Benefit Unit (e.g., Apartment)

1986 Revised Assessment Rate for Fiscal Year 1986-87
Alameda County Resolution No. R-86-655
Adopted August 12, 1986
$2.66 per Benefit Unit (e.g., Apartment)

1987 Revised Assessment Rate for Fiscal Year 1987-88
Alameda County Resolution No. R-87-621
Adopted August 13, 1987
$3.24 per Benefit Unit (e.g., Apartment)

1988 Revised Assessment Rate for Fiscal Year 1988-89
Alameda County Resolution No. R-88-681
Adopted August 11, 1988
$3.30 per Benefit Unit (e.g., Apartment)

History of Alameda County Service Area No. VC-1984-1
Vector Control
(Cont.)

1989 Revised Assessment Rate for Fiscal Year 1989-90
Alameda County Resolution No. R-89-662
Adopted August 8, 1989
$3.58 per Benefit Unit (e.g., Apartment)

1990 Revised Assessment Rate for Fiscal Year 1990-91
Alameda County Resolution No. R-90-622
Adopted August 14, 1990
$3.80 per Benefit Unit (e.g., Apartment)

1991 Revised Assessment Rate for Fiscal Year 1991-92
Alameda County Resolution No. R-91-650
Adopted July 30, 1991
$3.96 per Benefit Unit (e.g., Apartment)

1992 Revised Assessment Rate for Fiscal Year 1992-93
Alameda County Resolution No. R-92-555
Adopted August 4, 1992
$3.96 per Benefit Unit (e.g., Apartment)

1993 Revised Assessment Rate for Fiscal Year 1993-94
Alameda County Resolution No. R-93-652
Adopted June 29, 1993
$4.72 per Benefit Unit (e.g., Apartment)

ALAMEDA COUNTY PARAMEDICAL CARE

Assumptions:

Six Rental Units Per Building
County "Benefit Unit" is equivalent to a Rental Unit

Monthly Cost:

	Per Building	Per Rental Unit
1978	$0.00	$0.00
1979	$0.00	$0.00
1980	$0.00	$0.00
1981	$0.00	$0.00
1982	$0.00	$0.00
1983	$0.00	$0.00
1984	$0.00	$0.00
1985	$4.50	$0.75
1986	$4.48	$0.75
1987	$4.46	$0.74
1988	$4.67	$0.78
1989	$4.66	$0.78
1990	$17.00	$2.83
1991	$17.00	$2.83
1992	$17.97	$3.00
1993	$24.90	$4.15
1994	$24.90	$4.15

History of Alameda County Service Area No. EM 1983-1
Paramedical Care

1978 Service Area Did Not Exist

1979 Service Area Did Not Exist

1980 Service Area Did Not Exist

1981 Service Area Did Not Exist

1982 Service Area Did Not Exist

1983 Established County Service Area No. EM 1983-1
Alameda County Resolution No. R-83-858
Adopted November 29, 1983

1984 Established Assessment for Fiscal Year 1984-85
Alameda County Resolution No. R-84-619
Adopted July 10, 1984
$8.99 per Benefit Unit in the City of Berkeley
Benefit Unit is Equivalent to an Apartment Unit

1985 Revised Assessment for Fiscal Year 1985-86
Alameda County Resolution No. R-85-784
Adopted August 20, 1985
$8.96 per Benefit Unit in the City of Berkeley

1986 Revised Assessment for Fiscal Year 1986-87
Alameda County Resolution No. R-86-654
Adopted August 12, 1986
$8.92 per Benefit Unit in the City of Berkeley

1987 Revised Assessment for Fiscal Year 1987-88
Alameda County Resolution No. R-87-784
Adopted August 13, 1987
$9.33 per Benefit Unit in the City of Berkeley

1988 Revised Assessment for Fiscal Year 1988-89
Alameda County Resolution No. R-88-682
Adopted August 11, 1988
$9.32 per Benefit Unit in the City of Berkeley

History of Alameda County Service Area No. EM 1983-1
Paramedical Care
(Cont.)

1989 Revised Assessment for Fiscal Year 1989-90
Alameda County Resolution No. R-89-663
Adopted August 8, 1989
$34.00 per Benefit Unit in the City of Berkeley

1990 Revised Assessment for Fiscal Year 1990-91
Alameda County Resolution No. R-90-617
Adopted August 9, 1990
$34.00 per Benefit Unit in the City of Berkeley

1991 Revised Assessment for Fiscal Year 1991-92
Alameda County Resolution No. R-91-651
Adopted July 30, 1991
$35.94 per Benefit Unit in the City of Berkeley

1992 Revised Assessment for Fiscal Year 1992-93
Alameda County Resolution No. R-92-553
Adopted August 4, 1992
$49.79 per Benefit Unit in the City of Berkeley

1993 Revised Assessment for Fiscal Year 1993-94
Alameda County Resolution No. R-93-682
Adopted , 1993
$49.79 per Benefit Unit in the City of Berkeley

History of EBMUD Wet Weather Facilities Charge (WWFC)

1987	Established Charge Set Charge for 1987-1988 Fiscal Year EBMUD Resolution No. 31890 Adopted June 2, 1987 $28.80 per residential dwelling unit, with a maximum charge of five (5) units ($144.00) per parcel.
1988	No Change
1989	No Change
1990	Revised Charge for 1990-1991 Fiscal Year EBMUD Resolution No. 32360 Adopted June 12, 1990 $35.64 per residential dwelling unit, with a maximum charge of five (5) units ($178.20) per parcel.
1991	No Change
1992	No Change
1993	Revised Charge for 1993-1994 Fiscal Year EBMUD Resolution No. 32749 Adopted June 8, 1993 $42.66 per residential dwelling unit, with a maximum charge of five (5) units ($213.30) per parcel.

BERKELEY CLEAN STORMWATER FEE

Assumptions:

Six Rental Units Per Building
An Average of 1,350 Square Feet of Land Area per Rental Unit Including Portion of Common Area
The Runoff Category for Apartment Buildings is "Other Residental Units"

Montly Cost:

	Per Building	Per Rental Unit
1978	$0.00	$0.00
1979	$0.00	$0.00
1980	$0.00	$0.00
1981	$0.00	$0.00
1982	$0.00	$0.00
1983	$0.00	$0.00
1984	$0.00	$0.00
1985	$0.00	$0.00
1986	$0.00	$0.00
1987	$0.00	$0.00
1988	$0.00	$0.00
1989	$0.00	$0.00
1990	$0.00	$0.00
1991	$0.00	$0.00
1992	$9.22	$1.54
1993	$9.22	$1.54
1994	$9.22	$1.54

History of Berkeley Clean Stormwater Fee

1978	Fee Did Not Exist
1979	Fee Did Not Exist
1980	Fee Did Not Exist
1981	Fee Did Not Exist
1982	Fee Did Not Exist
1983	Fee Did Not Exist
1984	Fee Did Not Exist
1985	Fee Did Not Exist
1986	Fee Did Not Exist
1987	Fee Did Not Exist
1988	Fee Did Not Exist
1989	Fee Did Not Exist
1990	Fee Did Not Exist
1991	Established Clean Storm Water Fund Resolution No. 6070 -N.S. (New Series) Adopted June 25, 1991 Set Clean Storm Water Fee for FY 1991-92 $50.00 per Standard Runoff Unit
1992	No Change

History of Berkeley Clean Stormwater Fee
(Cont.)

1993	No Change

ALAMEDA COUNTY LEAD ABATEMENT DISTRICT

Assumptions:

Six Rental Units Per Building
A County "Benefit Unit" is Equivalent to a Rental Unit

Montly Cost:

	Per Building	Per Rental Unit
1978	$0.00	$0.00
1979	$0.00	$0.00
1980	$0.00	$0.00
1981	$0.00	$0.00
1982	$0.00	$0.00
1983	$0.00	$0.00
1984	$0.00	$0.00
1985	$0.00	$0.00
1986	$0.00	$0.00
1987	$0.00	$0.00
1988	$0.00	$0.00
1989	$0.00	$0.00
1990	$0.00	$0.00
1991	$0.00	$0.00
1992	$0.00	$0.00
1993	$5.00	$0.83
1994	$5.00	$0.83

History of Alameda County Service Area LA-1991-1
(Lead Abatement)

1978	Service Area Did Not Exist
1979	Service Area Did Not Exist
1980	Service Area Did Not Exist
1981	Service Area Did Not Exist
1982	Service Area Did Not Exist
1983	Service Area Did Not Exist
1984	Service Area Did Not Exist
1985	Service Area Did Not Exist
1986	Service Area Did Not Exist
1987	Service Area Did Not Exist
1988	Service Area Did Not Exist
1989	Service Area Did Not Exist
1990	Service Area Did Not Exist
1991	Lead Abatement Service Area Established
1992	Set Lead Abatement Assessment for 1992-93 Fiscal Year Alameda County Resolution No. R-92-556 Adopted August 4, 1992 $10.00 per Benefit Assussment Unit (e.g., apartment)

History of Alameda County Service Area LA-1991-1
(Lead Abatement)
(Cont.)

1993 Assessment Did Not Change

CITY OF BERKELEY SPECIAL FIRE ASSESSMENT DISTRICT

Assumptions:

Six Rental Units Per Building
756 Parcels with Registered, Rent-Controlled Units Within the Special Fire Assessment District
18,850 Registered, Rent-Controlled Units Within the City of Berkeley

Montly Costs:

	Per Building	Per Rental Unit
1978	$0.00	$0.00
1979	$0.00	$0.00
1980	$0.00	$0.00
1981	$0.00	$0.00
1982	$0.00	$0.00
1983	$0.00	$0.00
1984	$0.00	$0.00
1985	$0.00	$0.00
1986	$0.00	$0.00
1987	$0.00	$0.00
1988	$0.00	$0.00
1989	$0.00	$0.00
1990	$0.00	$0.00
1991	$0.00	$0.00
1992	$0.00	$0.00
1993	$1.00	$0.17
1994	$1.00	$0.17

History of Berkeley Special Fire Assessment District

1978	District Did Not Exist
1979	District Did Not Exist
1980	District Did Not Exist
1981	District Did Not Exist
1982	District Did Not Exist
1983	District Did Not Exist
1984	District Did Not Exist
1985	District Did Not Exist
1986	District Did Not Exist
1987	District Did Not Exist
1988	District Did Not Exist
1989	District Did Not Exist
1990	District Did Not Exist
1991	District Did Not Exist
1992	Special Fire Assessment District Established Berkeley City Ordinance No. 6129 -N.S. (New Series) May 19, 1992 $50.00 per Parcel

History of Berkeley Special Fire Assessment District (Cont.)

1992 cont.	Established Fire Assessment District Fund Berkeley City Council Resolution No. 56,433 -N.S. Adopted May 19, 1992
1993	No Change in Assessment

REGIONAL TRAILS ASSESSMENT DISTRICT

EAST BAY REGIONAL PARK DISTRICT

Assumptions:

Six Rental Units Per Building
One Building Per Parcel

Monthly Cost:

July 1,	Per Building	Per Rental Unit
1978	$0.00	$0.00
1979	$0.00	$0.00
1980	$0.00	$0.00
1981	$0.00	$0.00
1982	$0.00	$0.00
1983	$0.00	$0.00
1984	$0.00	$0.00
1985	$0.00	$0.00
1986	$0.00	$0.00
1987	$0.00	$0.00
1988	$0.00	$0.00
1989	$0.00	$0.00
1990	$0.00	$0.00
1991	$0.00	$0.00
1992	$0.00	$0.00
1993	$0.00	$0.00

History of Regional Trails Assessment District

1978	District Did Not Exist
1979	District Did Not Exist
1980	District Did Not Exist
1981	District Did Not Exist
1982	District Did Not Exist
1983	District Did Not Exist
1984	District Did Not Exist
1985	District Did Not Exist
1986	District Did Not Exist
1987	District Did Not Exist
1987	District Did Not Exist
1988	District Did Not Exist
1989	District Did Not Exist
1990	District Did Not Exist
1991	District Did Not Exist
1992	District Did Not Exist

History of Regional Trails Assessment District
(Cont.)

1993	District Formed Annual Assessment Set Board of Directors Resolution No. 1993-6-140 Adopted June 1, 1993 Effective July 1, 1993 $5.44 per Parcel

PACIFIC GAS AND ELECTIC - NATURAL GAS
INDIVIDUALLY METERED BUILDINGS (Common Areas)

Assumptions:

Six Units Per Building
The Summer Season is May 1 Through October 31
The Winter Season is November 1 Through April 30
Following Monthly Consumption Pattern
- January
- Febuary
- March
- April
- May
- June
- July
- August
- September
- October
- November
- December

Montly Cost:

July_1,	Per_Building	Per_Rental_Unit
1978		

ELECTRICITY

PACIFIC GAS AND ELECTRIC COMPANY

Assumptions:

Six Rental Units Per Building

Monthly Cost:

July 1,	Per Building	Per Rental Unit
1978		
1979		
1980	$23.87	$3.98
1981	$24.52	$4.09
1982	$28.78	$4.80
1983	$23.85	$3.97
1984	$25.84	$4.31
1985	$33.60	$5.60
1986	$31.49	$5.25
1987	$29.91	$4.98
1988	$33.39	$5.56
1989	$36.73	$6.12
1990	$37.48	$6.25
1991	$40.33	$6.72
1992	$39.53	$6.59
1993	$40.91	$6.82

MEASURE Y - PARK ACQUISITION, DEVELOPMENT AND RENOVATION FUND

CITY OF BERKELEY

Assumptions:

Six Rental Units Per Building
Property Value as Presented in Section on Property Values

Monthly Cost:

July 1,	Per Building	Per Rental Unit
1978		
1979	$20.33	$3.39
1980	$20.74	$2.46
1981	$0.00	$0.00
1982	$0.00	$0.00
1983	$0.00	$0.00
1984	$0.00	$0.00
1985	$0.00	$0.00
1986	$0.00	$0.00
1987	$0.00	$0.00
1988	$0.00	$0.00
1989	$0.00	$0.00
1990	$0.00	$0.00
1991	$0.00	$0.00
1992	$0.00	$0.00
1993	$0.00	$0.00

History of Berkeley Measure Y - Park Acquisition

1978	Revised Assessment Berkeley City Ordinance No. 5093 -N.S. (New Series) Adopted July 25, 1978 In Effect July 27, 1978 $0.2000 per $100 of the Assessed Valuation
1979	Revised Assessment Berkeley City Ordinance No. 5166 -N.S. (New Series) Adopted July 30, 1979 In Effect August 1, 1979 $0.2000 per $100 of the Assessed Valuation
1980	Assessment Expires June 30, 1980
1981	Assessment No Longer in Effect
1982	Assessment No Longer in Effect
1983	Assessment No Longer in Effect
1984	Assessment No Longer in Effect
1985	Assessment No Longer in Effect
1986	Assessment No Longer in Effect
1987	Assessment No Longer in Effect
1988	Assessment No Longer in Effect
1989	Assessment No Longer in Effect
1990	Assessment No Longer in Effect
1991	Assessment No Longer in Effect
1992	Assessment No Longer in Effect
1993	Assessment No Longer in Effect

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